

**PEAR TREE BUNGALOW  
LEEMING VILLAGE, NORTHALLERTON DL7 9RZ**



**A RARE OPPORTUNITY TO PURCHASE AN ATTRACTIVELY PRESENTED DETACHED VILLAGE RESIDENCE SITUATED IN LARGE GROUNDS AND GARDENS IN A SUPERB LOCATION OFFERING CONVENIENT COMMUTING COMBINED WITH ATTRACTIVE VIEWS OVER LOCAL COUNTRYSIDE**

- 3-Bedroomed Detached Bungalow
- Scope for Extension
- Extensive Grounds and Gardens
- Detached Workshop and Storage Buildings
- Attractive Views to Side and Rear
- Double Glazing/Central Heating

**Offers In the Region of: £295,000**

# PEAR TREE BUNGALOW, LEEMING VILLAGE

## SITUATION

Northallerton 7 miles Richmond 10 miles  
Bedale 2 ½ miles A1 1 mile

This particularly attractive detached Bungalow residence is well situated in a prominent, slightly elevated position, nicely set back from the minor road through Leeming Village. It is particularly convenient for the A1 trunk road and its location enables it to enjoy attractive views to front, side and rear.

It is also very conveniently situated in relation to the local market towns of Bedale and Northallerton and is within easy commuting distance of a range of further market towns including Ripon, Harrogate and York.

The A1 and A19 trunk roads which provide good access to routes north and south bringing Leeds, West Yorkshire, Tyneside and Teesside within easy travelling distance and providing excellent links in to the main arterial road networks of the UK.

## AMENITIES

**Schools** – This area is well served by good state and independent Schools, locally renowned Primary School at Leeming. It is complemented by good state Secondary Schools at Bedale, Northallerton and Ripon. Whilst independent Schools are Queen Mary's at Baldersby, Polam Hall at Darlington, Hurworth House, Teesside High and all are all within convenient commuting distance.

**Shooting and Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Thirst, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster

**Golf** – Bedale, Romanby, Bedale, Catterick, Darlington, Masham

**Walking & Cycling** – The area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

## DESCRIPTION

**Pear Tree Bungalow, Leeming Village** comprises a detached brick built with clay tile roof 3-bedroomed detached semi rural property situated in a slightly elevated position nicely set back from the minor road through Leeming Village. The property occupies a large plot with ample space to provide extension of the existing accommodation subject to Purchasers requirements and the necessary Planning Permission and a plot size that will more than justify a larger property.

The property is attractively presented internally and externally with well-laid out, light and airy accommodation internally which has the potential for a good-sized attic conversion.

The property is complemented by large well laid out, mature grounds and gardens to all sides laid principally to lawn with shrub and close boarded fencing borders and hard-standing for a number of vehicles.

Additionally it has a good sized detached block built workshop which has full benefit of light and power and an additional purpose built store shed, kennels, garden store.

There is ample space within the curtilage of the property to provide further Workshops, garages etc. subject to Purchasers requirements and the necessary planning permission and there is at present extensive hard-standing for a large number of vehicles.

The offering of Pear Tree Bungalow presents an all too rare opportunity to acquire a well-constructed detached semi rural property. Which enjoys the benefit of good-sized extensive grounds, has scope for further extension, comes with the benefit of extensive hard standing, and an attractive position within convenient commuting distance of all the major centres.

## ACCOMODATION

In through UPVC sealed unit double glazed front door with etched glass central panel and etched glass light to side into:

**Entrance Hall**  
**4.55m x 1.86m (14'11" x 6'1") max**

With radiator, telephone point, ceiling light point, built in cloaks cupboard with additional cupboard storage above and access to all rooms and then opening out into and

**Inner Hallway**  
**2.64m x 0.89m (8'8" x 2'11")**

With attic access and ceiling light point.

### **Sitting Room**

**5.57m x 3.60m (18'3" x 11'10")**

With feature brick built fireplace having oak mantle shelf, stone hearth, and inset open grate. Radiator. Ceiling light point. Two-wall light points. TV and telephone points. Archway with sliding doors through to Dining Room and Conservatory.

### **Kitchen**

**5.74m x 3.86m (18'10" x 12'8") max**

With main kitchen area having good range of white with chromed handled, base and wall cupboards. Oak effect work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and plumbing for auto wash. Space and plumbing for dishwasher. Space for fridge and freezer. Space and point for electric cooker. Fully tiled splashbacks with ornate inset fruit tiles. Built in airing cupboard housing lagged cylinder and immersion heater with extensive shelved storage beneath and to side. Built in shelved and display recessed store area. Xodus extractor fan. Louvre door fronted cupboard housing the Therm Econ floor mounted boiler together with extensive shelving. Ceiling light point. Radiator. Pedestrian door to outside.

### **Bedroom No. 1**

**3.60m x 3.74m (11'10" x 12'3")**

With radiator. Ceiling light point.

### **Bedroom No. 2**

**3.02m x 3.94m (9'11" x 12'11")**

With radiator and ceiling light point. Built in shelved store cupboard with additional cupboard storage above.

### **Bedroom No. 3**

**2.52m x 2.89m (8'3" x 9'6")**

With ceiling light point and radiator.

### **Bathroom**

**1.67m x 2.67m (5'6" x 8'9")**

With suite comprising white shell edged bath with matching pedestal wash basin and WC. Separate fully tiled shower cubicle with Triton T80SI electric shower and having extractor fan over. Pine panelled ceiling with ceiling light point. Radiator. Half tiled walls.

### **Attic**

**13.39m x 3.66m (43' 11" x 12')**

Measurements are central area plus undereaves  
Storage area to eitherside.

The attic runs the full length of the property. It does offer exceptional scope for further extension subject to Purchasers requirements and the necessary Planning Permission and the layout of the bungalow would facilitate stair access. Approximately half boarded and presently used for storage.

## **OUTSIDE**

### **GARDENS**

In through gated access and over cobble and Chipping's driveway with hard-standing to side for several vehicles, caravan, boat etc.

Proceeding up to the property is lawned gardens to the right, which are neatly edged. To the immediate front of the bungalow is a low-level retaining wall with inset shrubberies and vegetable garden. To one side of the property is extensive stone flagged patio with steps to side door. Steps also up to good sized decking area, which is situated adjacent to the outside Conservatory. The rear garden is extensive, laid to lawn and has close boarded fencing to all sides. To the left hand side of the bungalow are lawned gardens together with plinth for shed.

### **Workshop**

**6.43m x 7.62m (21'1" x approx. 25')**

Block built with corrugated roof. Water, light and power. Sliding doors to front and concrete ramp up. Could be utilised for Workshops, storage etc.

### **Store Shed.**

**4.14m x 4.57m (13'7" x approx. 15')**

Brick built with twin door fronted.

### **Twin Dog Runs**

Purpose built with block walls with mesh fronts and sides.

### **Two Wooden Sheds**

**2.84m x 6.10m (9'4" x 20') approx.**

Useful for keeping poultry or alternatively workshops / outside office etc. With the benefit of light and power but are on a moveable base.

To the front of these sheds is hard-standing for several vehicles.

## **GENERAL REMARKS AND STIPULATIONS**

### **VIEWING**

By appointment with the Agents –  
Northallerton Estate Agency – Tel: (01609) 771959.

### **SERVICES**

Mains Water, Electricity, Gas and Drainage.

### **TENURE**

Freehold with Vacant Possession upon completion.

### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross,  
Northallerton, North Yorkshire – Tel: (01609) 779977.



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